



## 8203 5 Street Calgary Alberta

\$700,000

| Endless possibilities for developers, investors or families being a 70' x 100' CORNER LOT & backing a park! | Welcome to this charming bungalow sitting on a sought-after quiet street in Kingsland Southwest!!! Offering over 2200sq ft of fully developed living space and situated on a spacious R-CG zoned corner lot this property is move-in ready OR ready for the vision to build that dream family home OR lends itself beautifully to developers OR a secondary suite option that would be subject to approval and permitting by the city/municipality. The attached single garage and oversized detached single garage provide convenience and endless possibilities to anyone with a vision - to become extra square footage on the main level or even separate suited garages (subject to approval and permitting by the city/municipality or course) ! Backing onto a park, you will enjoy the added privacy of having only one direct neighbour & an abundance of extra manoeuvring space with the wide alley access. This home has been lovingly maintained showcasing original hardwood floors, a new hot water tank & 2 updated bathrooms! The 1300sq.ft main floor hosts 4 bedrooms, a bathroom, fantastic living space & big bright windows throughout! The lower level has an abundance of storage space and 2 additional bedroom spaces, a laundry room and additional open-concept living! There is plenty of room for family or guests when capitalizing on "the perfect family home" option! Take a peek at the floor plan & iguide and book your private 30 minute showing immediately! (id:6769)

4pc Bathroom 4.67 Ft x 7.75 Ft

Bedroom 11.08 Ft x 11.75 Ft

Recreational, Games room 15.00 Ft x 24.75 Ft

Storage 10.58 Ft x 13.42 Ft

Furnace 11.25 Ft x 23.08 Ft

Workshop 8.42 Ft x 11.08 Ft

4pc Bathroom 6.67 Ft x 8.58 Ft

Bedroom 9.83 Ft x 11.33 Ft

Bedroom 9.83 Ft x 12.42 Ft

Dining room 10.08 Ft x 9.17 Ft

Kitchen 9.67 Ft x 14.33 Ft

Living room 15.50 Ft x 12.42 Ft

Bedroom 11.42 Ft x 8.42 Ft

Primary Bedroom 12.42 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.homeswithchas.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)